$850,000 - 8907 34 Avenue Nw, Calgary

MLS® #A2199392

$850,000
3 Bedroom, 1.00 Bathroom, 912 sqft
Residential on 0.19 Acres

Bowness, Calgary, Alberta

Welcome to 8097 34 Ave NW, an exceptional opportunity in the heart of the desirable Bowness community. This charming bungalow sits on an expansive 70 ft x 120 ft lot, offering plenty of potential for redevelopment or future investment. With RC-G zoning, this property opens the door to a variety of development opportunities, from townhouses (lot is potentially large enough to have a FIVE unit townhouse plus FIVE secondary suites subject to permitting and approval), to semi-detached homes, making it an ideal choice for builders, investors, or homeowners looking to create a custom project in a rapidly evolving area. The current home offers cozy living with bright rooms, ample yard space, and a functional layout, while the mature trees and surrounding greenery provide privacy and a peaceful atmosphere. Located close to parks, schools, and the Bow River, this property combines the charm of an established neighbourhood with the excitement of new development possibilities. Donâ€™t miss out on this rare find in one of Calgaryâ€™s most sought-after communities!

Built in 1956

Essential Information

MLS® #	A2199392
Price	$850,000
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.19
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8907 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1S1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025

Days on Market	57
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District

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